

## PLANNING COMMISSION MINUTES

June 19, 2012

7:00 p.m.

Present: Chairman Tom Smith, Vice Chairman Dave Badham, Sean Monson, Michael Allen, City Council Representative Beth Holbrook, City Prosecutor J.C. Ynchausti, City Engineer Paul Rowland, Planning Director Aric Jensen and Recording Secretary Connie Feil.

Absent: City Manager/City Attorney Russell Mahan and Commissioner Von Hill.

Chairman Tom Smith welcomed all those present.

Dave Badham made a motion to approve the minutes for June 5, 2012 as written. Sean Monson seconded the motion and voting was unanimous in favor.

**1. Consider preliminary and final commercial site expansion for parking lot, for Kentson Car Company located at 2450 South 500 West, Kent Sulser, applicant.**

Kent and Bronson Sulser, applicants, were present. Aric Jensen explained that Kent Sulser, principal with Kentson Auto, is requesting an amended site plan for his existing development located at 2450 South 500 West. The proposal is to expand the existing parking lot onto the vacant property located to the south of the office building.

Mr. Jensen explained that the parking lot will drain into the existing detention basin and the lighting from the parking lot will not bleed onto the residential area to the south or across the street. A diagram showing the proposed lighting was presented which meets the requirements of the ordinance.

Staff identified only a few minor redline corrections that need to be made to the proposal; the only one of note being that a 10' wide landscape buffer is required on the south side of the parking lot where it is adjacent to an existing residential development.

Staff recommended final commercial site plan expansion approval for the Kentson Auto property, with the following conditions:

1. All redline corrections be made prior to the commencement of any construction.
2. All fees are paid.

There was a discussion regarding the lighting from the parking lot, landscaping, and the number of cars being sold.

Dave Badham made a motion to send to the City Council preliminary and final site plan expansion for Kentson Car Company located at 2476 South 500 West subject to the conditions set forth by Staff. Michael Allen seconded the motion and voting was unanimous in favor.

**2. Consider preliminary subdivision plat for Stone Creek Villas located at 600 North & 400 East, Gary Wright, applicant.**

Gary Wright, applicant, was present. Paul Rowland explained that Mr. Wright is proposing to develop 23 single-family dwelling lots on the 6.3 acres that was previously rezoned to an R-4-PDO zone on May 22, 2012, by the City Council (Ordinance 2012-06). With the exception of Lot 1, all of the lots will have frontage along the proposed 550 North, which is a public road that will align with the intersection of 550 North and 400 East and run the length of the property to the easternmost boundary, where, at a future date, it would cross a corner of the adjoining LDS Church property and connect with the stubbed portion of 600 East.

The preliminary plat submitted meets the requirements of the R-4 zone as it has been modified by the recent PDO rezoning, with lot widths and sizes meeting the approved minimums. All utilities are available in the area of the proposed subdivision and will not be negatively impacted by the addition of 23 additional service connections.

The following is a summary of the most significant aspects of the proposal:

1. A single family subdivision with reduced lot sizes and minimum 6' wide side yards.
2. A minimum 20' wide access easement on the northeast side of Stone Creek.
3. An existing West Bountiful City 16" culinary water line and accompanying easement, located between Lots 10 and 11, and Lots 18 and 19.
4. A detention basin to be constructed as required by Bountiful City Ordinance, on the west side of Lot 5.
5. Future access across the LDS property to the 600 East stub, as mentioned previously.

Mr. Rowland explained that the flood zone issues have not been discussed. The FEMA map does not match where the creek is physically located. FEMA is currently remapping all of the flood zones in Davis County. As a practical matter, the creek is currently fully contained within the existing channel.

Staff recommends preliminary approval of the Stone Creek Villas Subdivision with the following conditions:

1. The applicant shall construct an asphalt/concrete temporary turn around at the east end of 550 North until the time that the access is provided to 600 East across the LDS church property (turnaround on lots 13-16).
2. As set forth in Section 4.3 of Ordinance 2012-06, "The developer or his assignee shall enter into a development agreement regarding the improvements contained

within this subdivision, and also the cost of acquiring and/or improving the future 550 North connection to the 600 East stub, to the satisfaction of the City Engineer.”

3. The applicant shall install the necessary 36” RCP to complete the drain system containing the North Fork of Stone Creek across the rear of Lots 11-14, and shall provide a 20 ft wide PUE, 5 ft on one side and 15 ft on the other from the centerline of the North Fork of Stone Creek pipe.
4. The applicant shall provide a 20ft. wide access easement along the north/east edge of the concrete channel of Stone Creek and obtain all necessary permits from Davis County Flood Control.
5. The applicant shall eliminate any commonly-owned areas shown on the preliminary plat by incorporating them into an adjacent lot.
6. The applicant shall obtain an NOI from the State of Utah and provide a SWPPP in conformance with Bountiful City Ordinance and obtain all necessary Storm Water Permits from Bountiful City.
7. The applicant shall pay all required fees and post a subdivision development bond and a storm water bond.

There was a brief discussion regarding the creek channel and the turnaround at the east end of 550 North. Also, there are other developments in the city with similar names as this one. It was recommended that Mr. Wright modify the name to prevent conflict with the existing developments.

Beth Holbrook made a motion to send to the City Council preliminary subdivision plat approval for Stone Creek Villas located at 600 North & 400 East subject to the conditions set forth by Staff. Sean Monson seconded the motion and voting was unanimous in favor.

### **3. PUBLIC HEARING – Discuss revisions to Title 14, Bountiful City Land Ordinance.**

Aric Jensen asked the Commission to approve Title 14 chapters 6, 8 & 19 and send them to the City Council for their approval.

Michael Allen made a motion to send to the City Council approval for Title 14 chapters 6, 8 & 19 as amended. Beth Holbrook seconded the motion and voting was unanimous in favor.

### **4. Planning Director’s report and miscellaneous business.**

Mr. Jensen had no further business to discuss.

Meeting adjourned at 7:48 p.m.